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Docket No.
2502985-991101

APR 02 2004

Declaration and Power of Attorney For Patent Application
English Language Declaration

As a below named inventor, I hereby declare that:

My residence, post office address and citizenship are as stated below next to my name,

I believe I am the original, first and sole inventor (if only one name is listed below) or an original, first and joint inventor (if plural names are listed below) of the subject matter which is claimed and for which a patent is sought on the invention entitled

SYSTEM AND METHOD FOR PROCURING REAL ESTATE AGREEMENTS

the specification of which

(check one)

☐ is attached hereto.

☒ was filed on October 28, 2003 as United States Application No. or PCT International

Application Number 10/696,543

and was amended on _____

(if applicable)

I hereby state that I have reviewed and understand the contents of the above identified specification, including the claims, as amended by any amendment referred to above.

I acknowledge the duty to disclose to the United States Patent and Trademark Office all information known to me to be material to patentability as defined in Title 37, Code of Federal Regulations, Section 1.56.

I hereby claim foreign priority benefits under Title 35, United States Code, Section 119(a)-(d) or Section 365(b) of any foreign application(s) for patent or inventor's certificate, or Section 365(a) of any PCT International application which designated at least one country other than the United States, listed below and have also identified below, by checking the box, any foreign application for patent or inventor's certificate or PCT International application having a filing date before that of the application on which priority is claimed.

Prior Foreign Application(s)

Priority Not Claimed

(Number)

(Country)

(Day/Month/Year Filed)



(Number)

(Country)

(Day/Month/Year Filed)



(Number)

(Country)

(Day/Month/Year Filed)



I hereby claim the benefit under 35 U.S.C. Section 119(e) of any United States provisional application(s) listed below:

_____	_____
(Application Serial No.)	(Filing Date)
_____	_____
(Application Serial No.)	(Filing Date)
_____	_____
(Application Serial No.)	(Filing Date)

I hereby claim the benefit under 35 U. S. C. Section 120 of any United States application(s), or Section 365(c) of any PCT International application designating the United States, listed below and, insofar as the subject matter of each of the claims of this application is not disclosed in the prior United States or PCT International application in the manner provided by the first paragraph of 35 U.S.C. Section 112, I acknowledge the duty to disclose to the United States Patent and Trademark Office all information known to me to be material to patentability as defined in Title 37, C. F. R., Section 1.56 which became available between the filing date of the prior application and the national or PCT International filing date of this application:

10/426,812	May 1, 2003	Pending
(Application Serial No.)	(Filing Date)	(Status)
		(patented, pending, abandoned)
10/615,344	July 8, 2003	Pending
(Application Serial No.)	(Filing Date)	(Status)
		(patented, pending, abandoned)
_____	_____	_____
(Application Serial No.)	(Filing Date)	(Status)
		(patented, pending, abandoned)

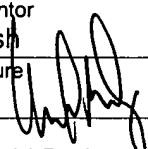
I hereby declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these statements were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under Section 1001 of Title 18 of the United States Code and that such willful false statements may jeopardize the validity of the application or any patent issued thereon.

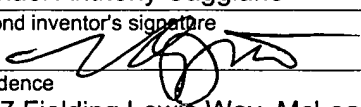
POWER OF ATTORNEY: As a named inventor, I hereby appoint the following attorney(s) and/or agent(s) to prosecute this application and transact all business in the Patent and Trademark Office connected therewith. *(list name and registration number)*

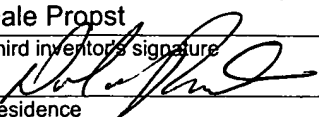
All practitioners associated with Customer Number
29585.

Send Correspondence to: Gray Cary Ware & Freidenrich, LLP
Attn: David L. Alberti
153 Townsend Street, Suite 800
San Francisco, CA 94107-1907

Direct Telephone Calls to: *(name and telephone number)*
David L. Alberti, Reg. No. 43,465 at 650-833-2052

Full name of sole or first inventor Edward Jonathan Brush	
Sole or first inventor's signature 	Date 3/5/04
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Citizenship United States	
Post Office Address	

Full name of second inventor, if any Michael Anthony Caggiano	
Second inventor's signature 	Date 3/4/05
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Citizenship United States	
Post Office Address	

Full name of third inventor, if any Dale Propst	
Third inventor's signature 	Date 2-5-04
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Citizenship United States	
Post Office Address	

Full name of fourth inventor, if any	
Fourth inventor's signature	Date
Residence	
Citizenship	
Post Office Address	

Full name of fifth inventor, if any	
Fifth inventor's signature	Date
Residence	
Citizenship	
Post Office Address	

Full name of sixth inventor, if any	
Sixth inventor's signature	Date
Residence	
Citizenship	
Post Office Address	

Gray Cary\SF\3094730.1 - 2502985-991101

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

THIS DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS ("Covenants") is made this _____ day of _____, 200____, by Victoria Place, LLC, a Florida limited liability company, its successors and assigns ("Declarant"), and is joined in by The Ellington Homeowners Association, Inc., a Florida corporation not for profit ("Association")

WHEREAS, Declarant is the owner in fee simple of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof ("Property"); and

WHEREAS, Declarant is developing a community to be known as "The Ellington" ("Community") on the Property; and

WHEREAS, Declarant desires to grant to Brenner Real Estate Group, a licensed real estate broker ("Broker"), certain rights and easements with respect to the Property and the Community; and

WHEREAS, the Association is the entity which shall be responsible to administer the Community once it has been declared by the recording of the Declaration of Covenants, Restrictions and Easements thereof ("Declaration") in the Public Records of Broward County, Florida; and

WHEREAS, the Association is joining in these Covenants in order to acknowledge its obligations to Broker hereunder.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, reservations and burdens hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

ARTICLE I DEFINITIONS

The terms used in these Covenants shall be defined as set forth herein unless expressly provided otherwise.

Section 1. "Home" shall mean a residential dwelling unit constructed within The Ellington which is designed and intended for use and occupancy as a single-family residence.

Section 2. "Legal Fees" shall mean reasonable fees for attorney and paralegal services incurred in connection with negotiation and preparation for litigation, whether or not an action is actually begun, through and including all trial and appellate levels and postjudgment

proceedings, and shall also include court costs through and including all trial and appellate levels and postjudgment proceedings.

ARTICLE II BROKER'S RIGHTS

Declarant hereby grants to Broker and its successors and assigns the following rights with respect to the Property, and the Property shall be held, used, and enjoyed subject to such limitations and restrictions:

Section 1. Broker shall have the exclusive right to list for sale every Home in the Community for a period of five (5) years as to each Home, commencing with the date of recording the Declaration ("Term"). Every owner of a Home ("Owner"), by acceptance of title to a Home by deed or other instrument of conveyance from Declarant, thereby acknowledges this obligation imposed upon his/her Home.

Section 2. Broker shall have a non-exclusive easement over, through and across the Community for the purpose of conducting sales, resales and related marketing activities for Homes in the Community. Such easement shall include the right to use all guest parking spaces, on a non-exclusive basis. Such easement shall also be for the use of Broker's employees, customers, agents, invitees, successors and assigns.

Section 4. Broker shall have an easement to place signs on the Association Property within the Community advertising its business, provided, however, the design, size and placement of any such signs shall be subject to the approval of the Association, which approval shall not be unreasonably withheld. Once granted by the Association, such approval may not be withdrawn. Failure of the Association to object to any signage placed by Broker within fifteen (15) days of the existence of such signage shall be deemed approval.

Section 5. Broker shall have the right to assign any and all of the rights and privileges granted to Broker under these Covenants, in whole or in part.

ARTICLE III SALES COMMISSIONS

Section 1. Broker shall be entitled to a sales commission of five and one-half percent (5.5%) of the total purchase price for each Home which it lists and sells during the Term.

Section 2. Broker shall be entitled to a sales commission of two and three-quarters percent (2.75%) of the total purchase price for each Home which is listed and/or sold by another broker during the Term.

Section 3. In the event an Owner enters into a contract to sell his or her own Home during the Term without the services of a broker or otherwise conveys his or her Home during the Term without the services of a broker, Broker shall not be entitled to any sales commission.

Section 4. In the event an Owner enters into a contract to sell his or her own Home during the Term, under which contract the purchaser of said Home pays all or any portion of a broker's commission, it will be assumed that such scheme is meant to avoid or reduce Broker's commission and the total purchase price of the Home shall be recalculated in order to reflect Broker's true commission hereunder.

Section 5. On or before the closing of a sale of a Home wherein the Owner represents that no broker has been used and no commission is due Broker, the selling Owner and the purchaser of the Home shall both sign an Affidavit in the form as attached hereto as Exhibit B and made a part hereof, attesting to same.

ARTICLE IV ASSOCIATION'S OBLIGATIONS

Section 1. Association shall not amend the Declaration in any manner that is discriminatory against Broker or which interferes with Broker's business, nor shall Association allow any activity within the Community which unreasonably interferes with Broker's business. Broker shall be entitled to injunctive relief for any actual or threatened interference with its rights hereunder, in addition to whatever other remedies at law to which it might be entitled.

ARTICLE VI GENERAL PROVISIONS

Section 1. Any notice or other communication required or permitted to be given or delivered hereunder shall be deemed properly given and delivered upon the mailing thereof by United States mail, postage prepaid to: (i) Declarant, certified mail, return receipt requested, at 1000 East Hillsboro Boulevard, Suite 100, Deerfield Beach, Florida 33441, or such other address as Declarant shall notify Association and Broker in writing; (ii) Association, certified mail, return receipt requested, at 1000 East Hillsboro Boulevard, Suite 100, Deerfield Beach, Florida 33441, or such other address as Association shall notify Declarant and Broker of in writing; and (iii) Broker, certified mail, return receipt requested, at 1000 East Hillsboro Boulevard, Suite 100, Deerfield Beach, Florida 33441, or such other address as Broker shall hereinafter notify Declarant and the Association of in writing.

Section 2. The covenants and restrictions herein contained may be enforced by Declarant, the Association or Broker in any judicial proceeding seeking any remedy recognizable at law or in equity, including damages, injunction or any other form of relief against any person, firm or entity violating or attempting to violate any covenant, restriction or provision hereunder. The failure by any party to enforce any such covenant, restriction or provision herein contained shall in no event be deemed a waiver of such covenant, restriction or provision or of the right of such party to thereafter enforce such covenant, restriction or provision. The prevailing party in any such litigation shall be entitled to all costs thereof including, but not limited to, Legal Fees.

Section 3. Article captions, headings and titles inserted throughout these Covenants are intended as a matter of convenience only and in no way shall such captions, headings or titles

define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of these Covenants.

Whenever the context so requires or permits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns and pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

Section 4. In the event any of the provisions of these Covenants shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect, and any provisions of these Covenants deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law.

Section 5. These Covenants shall terminate five (5) years from the date the Declaration is recorded, or earlier in Broker's sole discretion, pursuant to an instrument of termination recorded by Broker in the Public Records of Broward County, Florida.

Section 6. Every person who owns, occupies or acquires any right, title, estate or interest in or to any Home consents and agrees to, and shall be conclusively deemed to have consented and agreed to, every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference to these Covenants is contained in the instrument by which such person acquired an interest in such property. Declarant shall not in any way or manner be held liable or responsible for any violation of these Covenants by any person other than Declarant.

Section 7. All provisions of these Covenants shall, to the extent applicable and unless otherwise expressly provided herein to the contrary, be construed to be covenants running with the Property and the Homes created thereon, if any, and with every part thereof and interest therein, and all of the provisions hereof shall be binding upon and inure to the benefit of the Declarant, Association and Broker, and subsequent Owner(s) of the Homes and the Property or any part thereof, or interest therein, and their respective heirs, successors, and assigns. Any future Owners shall be subject to and shall comply with the provisions of these Covenants as they exist and may from time to time be amended. The acceptance of a deed of conveyance of a Home shall constitute an adoption and ratification by the Owner of such Home of the provisions of these Covenants as they may be amended from time to time. In the event that any rights granted herein shall fail for want of a grantee in being or for any other purpose, the same shall constitute and be covenants running with the land.

IN WITNESS WHEREOF, these Covenants have been signed by Declarant and joined in by the Association on the respective dates set forth below.

WITNESSES AS TO DECLARANT:

Print Name: _____

Print Name: _____

WITNESSES AS TO ASSOCIATION:

Print Name: _____

Print Name: _____

DECLARANT:

VICTORIA PLACE, LLC, a Florida limited liability company

By: ZAM-Victoria Place, Inc., a Florida corporation, its Manager

By: Scott F. Brenner, President

(SEAL)

ASSOCIATION:

THE ELLINGTON HOMBOWNERS
ASSOCIATION, INC, a Florida corporation not for profit

By: Scott F. Brenner, President

Attest: Brian Horowitz, Secretary

(SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by SCOTT F. BRENNER, the President of ZAM-Victoria Place, Inc., a Florida corporation, the Manager of VICTORIA PLACE, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 200__.

Notary Public, State of Florida at Large

My Commission Expires:

Typed, Printed or Stamped Name of Notary Public

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Scott F. Brenner and Brian Horowitz, the President and Secretary, respectively, of THE ELLINGTON HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Scott F. Brenner is personally known to me or has produced _____ as identification. Brian Horowitz is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 200__.

Notary Public, State of Florida at Large

My Commission Expires:

Typed, Printed or Stamped Name of Notary Public

JOINDER OF BROKER

Broker, Brenner Real Estate Group, hereby joins in and consents to the foregoing Declaration of Covenants, Restrictions and Easements.

WITNESSES:

BRENNER REAL ESTATE GROUP, a
licensed real estate broker

Print Name: _____

Print Name: _____

By: _____
Print Name: _____
Its: _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____ the _____ of BRENNER REAL ESTATE GROUP, a licensed real estate broker, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20____.

Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

EXHIBIT A
Legal Description of Property

EXHIBIT B

Form of Affidavit

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared _____, who
and _____
being by me first duly sworn, on oath, depose and say:

1. That _____ ("Owner") is the owner of Home
designated as _____ in The Ellington, according to the Declaration of Covenants,
Restrictions and Easements thereof, as recorded in Official Records Book _____, Page
_____, of the Public Records of Broward County, Florida ("Residence").

2. That _____ ("Purchaser") is purchasing the Home
from Owner, pursuant to a Purchase Contract executed on the _____ day of
_____, 200_____.

3. That Owner and Purchaser agree that no real estate broker is involved in
the transaction pursuant to which Owner is selling the Home to Purchaser.

Further affiants sayeth naught.

Owner

Purchaser

I HEREBY CERTIFY that on this _____ day of _____, 200____,
before me, an officer duly qualified to take acknowledgements, personally appeared
_____ and _____, who are personally known
to me or who have produced Florida driver's licenses as identification.

My commission expires:

Notary Public
Printed, typed or stamped name: